

In 2008 the PA Legislature passed the Home Improvement Consumer Protection Act. The law requires that all contractors who perform at least \$5000 worth of **home improvements** per year register with the Attorney General's Office. This statute establishes minimum insurance requirements; required contract terms for home improvement contracts; requires contractors to provide their PA License number in their ads and contracts; prohibits unfair business practices; and creates a criminal penalty for fraud. This Act became effective 7/1/2009.

A Home Improvement contractor with a registered PA License is not required to have a Township Contractors License.

ALL Contractors who do not have a PA registered License are required to have a London Britain Township Contractors License which can be obtained at the Township office or contact 610.255.0388

What is Home Improvement?

It includes all of the following activities when they are done in connection with land or a portion of the land adjacent to a private residence or a building or a portion of the building which is used or designed to be used as a private residence for which the total cash price of all work agreed upon between the contractor and owner is more than \$500.

1. Repair, replacement, remodeling, demolition, removal, renovation, installation, alteration, conversion, modernization, improvement, rehabilitation or sandblasting.
2. Construction, replacement, installation or improvement of driveways, swimming pools, pool houses, porches, garages, roofs, siding, insulation, solar energy systems, security systems, flooring, patios, fences, gazebos, sheds, cabanas, landscaping work (other than work performed under the Plant Pest Act), painting, doors/windows, waterproofing.
3. Without regard to affixation, the installation of central heating, air conditioning, storm windows or awnings.

New construction is not included under this law. Commercial construction is not included under this law.

Who is a Home Improvement Contractor?

Any person who owns and operates a home improvement business or who undertakes offers to undertake or agrees to perform any home improvement. The term includes a subcontractor or independent contractor who has contracted with a home improvement retailer, regardless of the retailer's net worth.

It does NOT include the following:

A person for whom the cash value of all the business done during the previous tax year is less than \$5000.

A home improvement retailer having a net worth of more than \$50,000,000 or an employee of that retailer that does not perform home improvements.

The PA registered Home Improvement Contractor should provide his/her License Number on all contracts with the Homeowner. Please check for this number. Any Home Improvement contractor who is not registered with the state is prohibited from offering or performing home improvements. To verify on the state web site if your contractor is licensed in PA please check www.attorneygeneral.gov

For further information about the Home Improvement Consumer Protection Act please check www.attorneygeneral.gov

